113.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	624,000 / 624,000
					USE VALUE:	624,000 / 624,000
					ASSESSED:	624,000 / 624,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
576		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUNDBERG KARYN A
Owner 2:	
Owner 3:	
Street 1:	PSC 701 BOX 357
Street 2:	
Twn/City:	APO
St/Prov:	AP Cntry: Own Occ: N
Postal:	96555 Type:

PREVIOUS OWNER

Owner 1:	MARCOTTE ANNA A/ESTATE -
Owner 2:	-
Street 1:	576 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,299 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1271 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6299.000	240,300		383,700	624,000
Total Card	0.145	240,300		383,700	624,000
Total Parcel	0.145	240,300		383,700	624,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.87 | /Parcel: 490.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 72646

GIS Ref

GIS Ref

Insp Date 10/23/18

!8819!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,400	0	6,299.	383,700	624,100	624,100	Year End Roll	12/18/2019
2019	101	FV	207,700	0	6,299.	378,200	585,900	585,900	Year End Roll	1/3/2019
2018	101	FV	207,700	0	6,299.	290,500	498,200	498,200	Year End Roll	12/20/2017
2017	101	FV	207,700	0	6,299.	274,000	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	207,700	0	6,299.	252,100	459,800	459,800	Year End	1/4/2016
2015	101	FV	196,200	0	6,299.	235,700	431,900	431,900	Year End Roll	12/11/2014
2014	101	FV	181,400	0	6,299.	217,000	398,400	398,400	Year End Roll	12/16/2013
2013	101	FV	181,400	0	6,299.	217,000	398,400	398,400		12/13/2012

PRINT

Date	Time
12/10/20	23:21:44

LAST REV

Date	Time
01/21/20	11:23:33

jorourke

8819

USER DEFINED

Prior Id # 1:	72646
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARCOTTE ANNA A	63181-118		1/15/2014	Estate/Div	454,000	No	No		
	12400-531		3/23/1973		28,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2014	1587	New Wind	11,832					Replace 8 windows.
5/21/2014	506	New Wind	2,091					
2/4/2014	92	Manual	815	C				
11/22/2011	1539	Re-Roof	4,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	CC	Chris C
6/19/2014	Info Fm Prmt	PC	PHIL C
3/10/2014	Info Fm Prmt	EMK	Ellen K
5/14/2009	Inspected	189	PATRIOT
3/20/2009	Measured	372	PATRIOT
4/4/2000	Inspected	276	PATRIOT
3/28/2000	Missed Appt.	263	PATRIOT
2/9/2000	Measured	263	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6299		Sq. Ft.	Site		0	70.	0.87	6			Med. Tr	-10					383,650						383,700	

Total AC/HA: 0.14461 | Total SF/SM: 6299 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 383,650 | Spl Credit | Total: 383,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	171.565
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326452
Depreciation:	86183
Depreciated Total:	240269

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

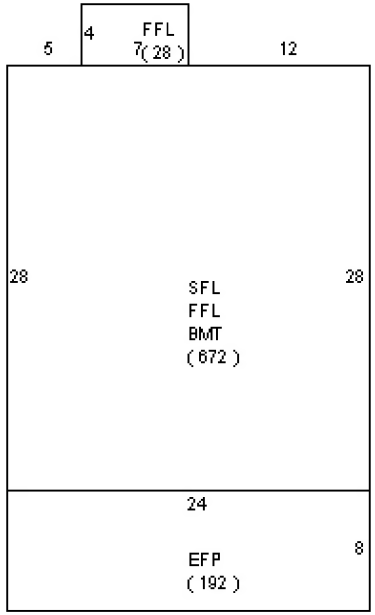
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.56
Special Features:	0	Val/Su Net:	112.55
Final Total:	240300	Val/Su SzAd	189.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	700	171.560	120,095
BMT	Basement	672	51.470	34,587
SFL	Second Floor	571	171.560	97,998
EFP	Enclos Porch	192	40.480	7,771

Net Sketched Area:	2,135	Total:	260,451
Size Ad	1271.2000	Gross Are	2236	FinArea	1271
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	